BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 1998. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Madge A. Fly My Commission Expires July 24, 1999 STATE OF TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Janet Carell 6405 Jocelyn Hollow Nashville, TN 37205	SAME	115-15-095 8DZ 71970

1020 07/31 0101 03CHECK 1010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **R. BRENT BALLOW AND WIFE, KENT E. BALLOW,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JANET CARELL,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson Couny, Tennesee, being Lot No. 29 on the Plan of Section I, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. Brent Ballow and wie, Kent E. Ballow by deed from William A. Worthington and wife, Leslie F. Worthington, of record in Book 8360, page 397, Register's Office for Davidson County, Tennessee

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6161, page 299, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 1424, page 47, Register's Office for said County.

4. Subject to the flow of an unnamed creek across so much of the premises that may lie therein.

This is improved property known as 6405 Jocelyn Hollow, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of July, 1998.

R. Brent Ballow

Kent E. Ballow

98 JUL 31 PM 3:55
FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

046943

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. BRENT BALLOW,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 1998.

Notary Public

My Commission Expires: 5/26/2002

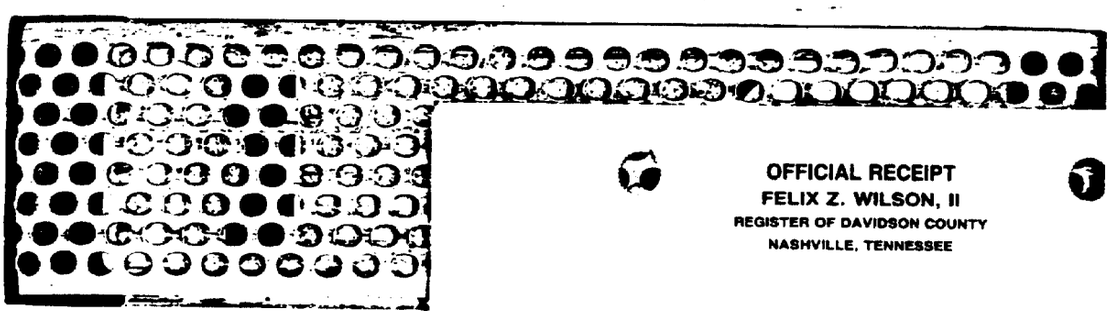
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENT E. BALLOW,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 1998.

Notary Public

My Commission Expires: 5/26/2002



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11045 PAGE 400

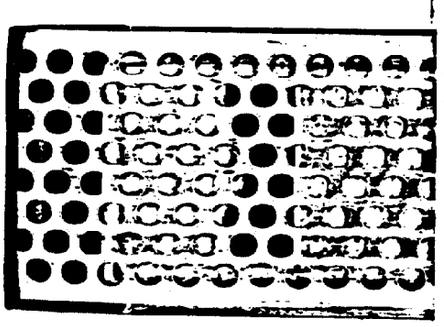
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 270000.00
CON TX 999.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1010.00
CHECK 1010.00

07/31/98 01 15:56 0001 1020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



046943

IDENTIF. ↑ REFERENCE

98 JUL 31 PM 3:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326633